

TO LET Leeds

27-28 Commercial
Street, LS1 6EX



Location

Prominently located on Commercial Street, situated within immediate proximity to Trinity Leeds, Briggate and Albion Street.

Accommodation

Double fronted premises that as existing comprise the following approximate gross internal floor areas:-

Ground Floor Sales	288.0 sqm	3,100 sqft
First Floor Sales	226.0 sqm	2,432 sqft
Basement Sales	232.2 sqm	2,499 sqft
Second Floor Ancillary	234.0 sqm	2,518 sqft

The accommodation has the ability to be split. Indicative floor plans are shown below for the following proposed split option:-

UNIT A

Ground Floor Sales	144.0 sqm	1,550 sqft
Basement Sales	232.2 sqm	2,499 sqft

UNIT B

Ground Floor Sales	140.4 sqm	1,510 sqft
First Floor Sales	226.0 sqm	2,432 sqft

Rent & Tenure

The unit is offered on a new lease for a term to be agreed.

Rental information upon application.

VAT

All prices/ rents are quoted exclusive of VAT.

Business Rates

We understand that the unit has a current Rateable Value assessment at £270,000.

Interested parties should satisfy themselves as to the reassessment by making their own enquiries with the Rates Department at Leeds City Council.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Energy Performance Asset Rating – C

SUBJECT TO CONTRACT.

Details prepared September 2019

CONTACT

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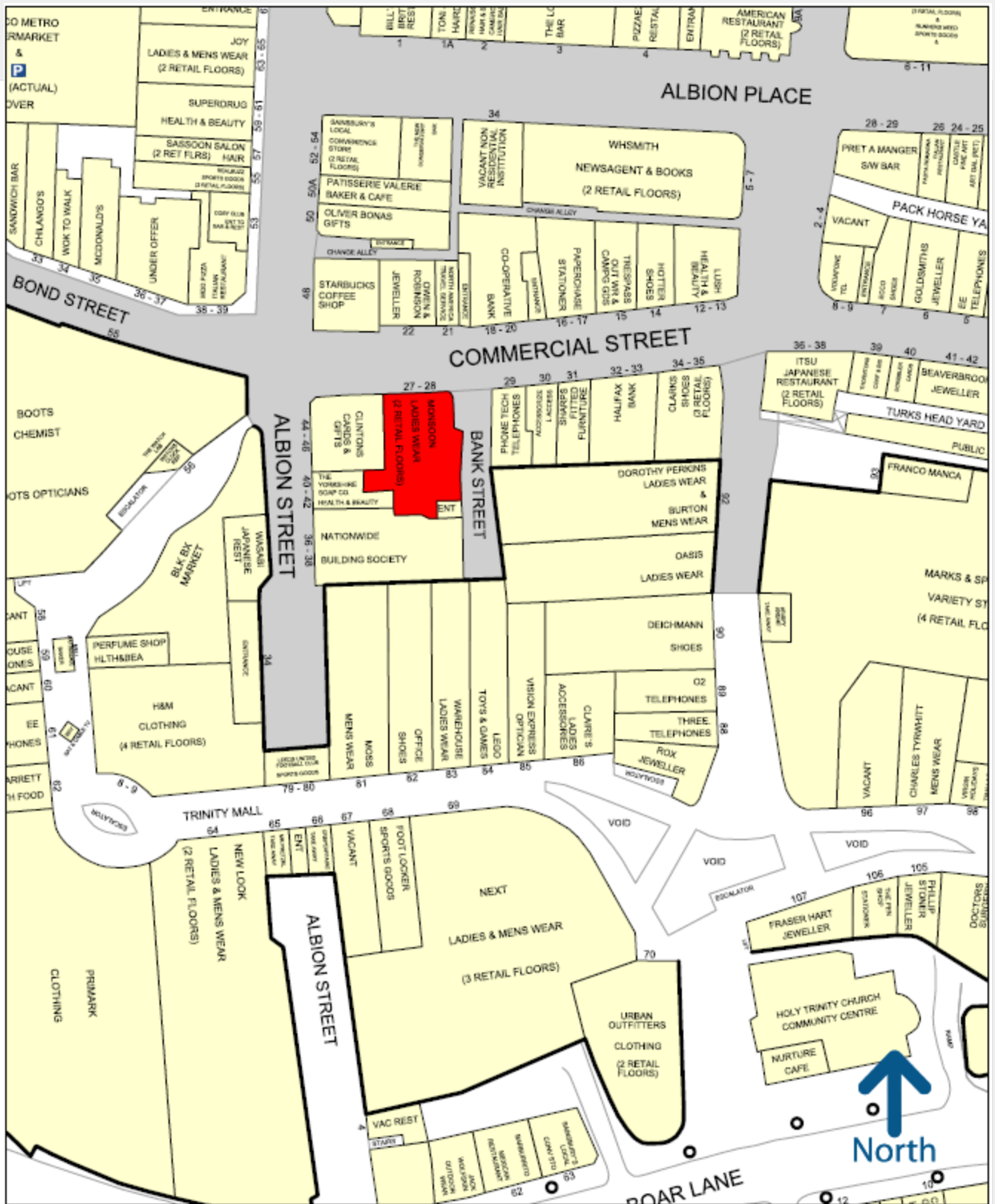
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